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TECH MEMO

DATE: November 3, 2026

TO: Micah Horowitz
Wei Wang, PE
ODOT Region 3

FROM: Kelly Sandow P.E.
Sandow Engineering



RE: Peppermill Zone Change-Response to ODOT Comments

The following provides a response to ODOT comments pertaining to the Peppermill Zone Change Transportation Planning Rule Analysis prepared by Sandow Engineering, dated February 20, 2026.

Comment #1: Please confirm trip generation calculations supporting 311 PM peak-hour trips for 60,000 SQFT of commercial. ODOT was unable to find the same trip generation rate in our ITE Manuals.

Response: The trip rate of 5.19 for Land Use 821-Shopping Center is from the ITE 11th ed. and was inadvertently used. The 12th ed. ITE rate is 4.76, resulting in fewer trips. No revision in analysis is necessary.

Comment #2: Graph appears to show right turn criteria being met, please confirm. Refer to ODOT Traffic Manual for other considerations regarding right turn lane installation (or not).

Response: Correct, the vehicle volume criteria for the northbound right-turn movement is met. However, as is recommended in the TIA, any considerations for a turn pocket should be a condition of approval to be reconsidered at the time of development to ensure that any improvements are appropriate for the actual development.